

ILLINOIS COMMERCE COMMISSION

DOCKET No. 16-_____

DIRECT TESTIMONY

OF

RICK D. TRELZ

Submitted On Behalf

Of

AMEREN TRANSMISSION COMPANY OF ILLINOIS

October 31, 2016

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6 **Ameren Transmission Company of Illinois**

7 **I. INTRODUCTION**

8 **Q. Please state your name, business address and present position.**

9 A. My name is Rick D. Trelz. My business address is 420 N. 2400 East Road, Pana, Illinois,
10 62557. I am a Real Estate Manager for Ameren Services Company (Ameren Services) as agent
11 for Ameren Transmission Company of Illinois (ATXI or Company). Both Ameren Services and
12 ATXI are subsidiaries of Ameren Corporation (Ameren).

13 **Q. Please summarize your educational background and professional experience.**

14 A. A summary of my educational background and professional experience is attached as an
15 Appendix to this testimony.

16 **Q. What are your duties and responsibilities in your present position?**

17 A. I am responsible for electric transmission right-of-way acquisition and real estate services
18 for ATXI.

19 **II. PURPOSE AND SCOPE**

20 **Q. Please describe the background of the Illinois Rivers Project.**

21 A. In Docket 12-0598, the Illinois Commerce Commission (Commission) granted ATXI a
22 Certificate of Public Convenience and Necessity (Certificate) to construct a new 345-kilovolt
23 (kV) electric transmission line running generally across central Illinois from Missouri to Indiana
24 (the Illinois Rivers Project or the Project). The Commission found that the Project was necessary
25 to provide adequate, reliable, and efficient service, and that the Project will promote the
26 development of an effectively competitive electricity market that operates efficiently, is equitable
27 to all customers, and is the least-cost means of satisfying those objectives. The approved Project
28 consists of nine transmission line segments and related facilities, including new or expanded
29 substations. The Commission approved routes for each segment, as reflected on the appendices
30 to that Order. This filing primarily concerns the route between Mt. Zion and Kansas¹.

31 **Q. What is the purpose of the Petition filed by ATXI in this proceeding?**

32 A. In order to construct the Project, ATXI must obtain the necessary land rights, including
33 permanent easements, temporary construction easements, and access rights for ingress, egress
34 and vegetation management, along the routes between Mt. Zion to Kansas and Kansas to Sugar
35 Creek. ATXI has sought to acquire these necessary land rights by negotiation. Despite ATXI's
36 reasonable efforts, negotiations are not always successful. If negotiations are not successful,

¹ Although this filing contains landowners primarily along the Mt. Zion to Kansas segment of the Project, it also presents a request for 8-509 authority over one primary landowner between Kansas and Sugar Creek: Mr. and Mrs. Michael and Julie Farris (A_ILRP_KS_CL_082_ROW, A_ILRP_KS_CL_082-1, A_ILRP_KS_CL_087_ROW, A_ILRP_KS_CL_087-1_ROW, A_ILRP_KS_CL_089_ROW, and A_ILRP_KS_CL_099_ROW).

ATXI must still obtain the necessary land rights, and so must pursue eminent domain as authorized by Section 8-509 of the Public Utilities Act.

In this case, ATXI is requesting that the Commission authorize eminent domain authority that will allow ATXI to proceed to circuit court to acquire the necessary land rights from each of the 6 primary landowners, who own a total of 13 separate parcels identified with 13 separate tax identification numbers (collectively the Unsigned Properties) identified on ATXI Exhibit 1.1.

Q. What is the purpose of your testimony in support of this Petition?

A. The purpose of my direct testimony is to describe the process by which ATXI identifies and secures the necessary land rights for transmission lines. I will also provide information regarding ATXI's reasonable attempts to acquire the necessary land rights through good-faith negotiations with the landowners, and ATXI's need for eminent domain authority to construct the portion of the Project that crosses the Unsigned Properties.

Q. Are you sponsoring any exhibits in support of your testimony?

A. I am sponsoring the following exhibits:

ATXI Exhibit 1.1: Landowner List and Overview Map;

ATXI Exhibit 1.2: Sample Landowner Packet;

ATXI Exhibit 1.3: Sample Agent Checklist; and

ATXI Exhibit 1.4: Sample Appraisal.

Q. Please summarize your conclusions.

A. Based on my knowledge of ATXI's process for landowner negotiations and the offers of compensation ATXI made to the owners of the Unsigned Properties, I conclude that ATXI has engaged in reasonable attempts to acquire the necessary land rights for the Unsigned Properties

through good-faith negotiations. I also conclude that ATXI will not be able to obtain the necessary land rights for all the Unsigned Properties through negotiation. Because ATXI cannot acquire the necessary land rights, and a delay in the acquisition of easements for the Unsigned Properties will adversely impact the construction schedule for these segments of the Illinois Rivers Project, I conclude that ATXI must receive eminent domain authority with respect to the Unsigned Properties.

III. LAND RIGHTS REQUIRED

Q. What land rights does ATXI seek to acquire?

A. ATXI will seek all necessary land rights required to construct, maintain, and operate the Illinois Rivers Project transmission line, including permanent easements, temporary construction easements, and access rights for ingress, egress, and vegetation management, across the Unsigned Properties. ATXI has a standard easement that it provides to landowners, which spells out these rights in detail. The easement reflects the land rights ATXI seeks to acquire by negotiation, and if negotiations are not successful, by eminent domain. Generally speaking, the key terms are that ATXI has: the right to construct, operate, and maintain the line; the right to manage vegetation to safely operate the line; the right to set up temporary work space near the line; and the rights of ingress and egress to access the line for construction, maintenance and operation. The landowner is prohibited from putting structures in the easement area or creating any hazardous conditions or obstructions and ATXI is responsible for actual damages caused by its construction, operation, maintenance, or repair activities.

79 **Q. How wide will the permanent easement need to be to accommodate the transmission**
80 **line?**

81 A. As discussed by ATXI witness Mr. Murbarger, the transmission line will require
82 permanent easements 150 feet wide. As further explained by Mr. Murbarger, this is the typical
83 right-of-way width for a 345 kV transmission line of this design. In general, a right-of-way
84 width of 150 feet is the minimum needed to construct and safely maintain the transmission line

85 **Q. You indicated that construction easements may also be needed. What are those?**

86 A. Additional temporary construction easements can be required when, during the
87 installation of the wires, the construction contractor needs to set up equipment outside the
88 transmission line right-of-way. Where such additional space is necessary, ATXI will need to
89 obtain construction easements up to 150 feet in width, in addition to the permanent easement
90 area. ATXI's standard easement provides these rights and so ATXI's request for eminent
91 domain authority includes construction easements as well.

92 **Q. How does ATXI get access rights?**

93 A. As Mr. Murbarger explains, access rights for ingress, egress and vegetation management
94 are required to construct, operate and maintain the line. ATXI's standard easement provides
95 these rights. ATXI's request for eminent domain authority from the Commission in this case is
96 therefore for permanent easements that include these land rights. In this case, ATXI is also
97 seeking separate access rights across two of the Unsigned Properties.

98 **Q. Why would separate access rights be needed?**

99 A. Typically, ATXI can access the transmission line from the permanent easement area.
100 However, as discussed by Mr. Murbarger, sometimes it is impractical to access the transmission
101 line from the transmission line right-of-way. Where ATXI has determined that it cannot access
102 the transmission line from the permanent transmission line easement area, access paths that are
103 separate and apart from the 150-foot permanent right-of-way associated with the transmission
104 line are needed. In some cases, ATXI secures access rights across a specific path other than the
105 transmission line easement. These access routes are generally 50 feet in width, as discussed by
106 Mr. Murbarger. In this case, ATXI has determined it requires permanent, separate rights of
107 access to the line on two of the Unsigned Properties. Mr. Murbarger discusses the need for these
108 separate access routes in his direct testimony, ATXI Exhibit 3.0

109 **Q. Did ATXI negotiate for the separate access routes in the same manner as for**
110 **permanent easements?**

111 A. Yes. We negotiate for the separate access routes like we would for the associated
112 transmission line right-of-way, as I describe in further detail below. Like the transmission line
113 easements, the access routes are identified by specific legal descriptions, depicted on plats
114 provided to the landowner, and subject to a stand-alone offer of compensation. Mr. Murbarger
115 discusses the need for these specific access routes, while I discuss ATXI's approach to
116 negotiating for these easements in my testimony below.

IV. LANDOWNER CONTACT

Q. Please describe ATXI's process for contacting the owners of the Unsigned Properties for purposes of easement acquisition.

A. ATXI began its efforts to contact landowners and acquire the necessary land rights in October of 2013 for the Kansas to Sugar Creek segment, and in March of 2014 for the Mt. Zion to Kansas segment. Individuals and entities identified as landowners in the records of Tax Collectors in each county were sent a letter and "Statement of Information from the Illinois Commerce Commission Concerning Acquisition of Rights of Way by Illinois Utilities" (Statement of Information). The information contained in the letter and Statement of Information complied with the requirements of 83 Illinois Administrative Code Part 300, and was mailed by certified mail, return receipt requested. ATXI began sending the letters and Statements of Information to landowners along the Kansas to Sugar Creek segment in September of 2013 and Mt. Zion to Kansas segment in March of 2014. Supplemental mailings occurred when changes in property ownership were discovered. ATXI did not initiate contact with the landowners who received these documents until at least fourteen days subsequent to the mailing.

Q. Please explain the process by which ATXI negotiated for the purchase of easements across the affected properties.

A. After the fourteen-day notice period elapsed, ATXI representatives (professional land agents employed by Contract Land Staff (CLS), a contractor) contacted landowners to discuss the Project in detail. ATXI witness Ms. Sloan of CLS provides details regarding negotiations with landowners. Land agents contacted landowners in person, if possible, and informed them of both the reason for contact and the purpose of the Project. CLS, at ATXI's direction, provided

landowners with a written statement of the Project's purpose, a small-scale map, a property-specific option exhibit (sketch), and information regarding the type and location of the proposed facilities. A sample landowner packet is attached to my testimony as ATXI Exhibit 1.2. CLS land agents also presented ATXI's offers of compensation and explained that the offers were based on a third-party independent appraiser's determination of the market value of each property. The agents provided each landowner with a worksheet describing the calculation of the offer, which was based upon the appraisers' opinion of the market value of the landowner's property. Additionally, when completed, the appraisal of each property was provided to each landowner. The appraisals contained the valuation of the easement (as determined by comparing the value of the entire property before and after the imposition of the easement) and a determination of any diminution in the value of the remaining property. A sample appraisal report is attached to my testimony as ATXI Exhibit 1.4. CLS land agents also explained the dimensions of the proposed easement and the language of the proposed easement document. Further, CLS land agents were available for discussion and negotiations, as required and/or requested by each landowner.

Q. Does ATXI follow this process to obtain specific, separate access rights?

A. In general, yes. Like with the transmission line right-of-way, ATXI developed plats to provide to landowners depicting the locations of any specific, separate access easements needed. Based on the opinion of ATXI's appraiser, ATXI also tendered offers of compensation associated with any specific access rights needed. The compensation offered was 90% of the fee value, plus a 10% signing bonus, plus pre-paid crop and land restoration damages.

Q. How many times has ATXI or CLS contacted the owners of the Unsigned Properties?

A. As of October 17, 2016, ATXI or CLS has contacted the owners of each Unsigned Property no less than 79 times. Most of the owners of the Unsigned Properties have been contacted nearly 100 times or more. Ms. Sloan details the number of contacts made with owners of the Unsigned Properties.

V. EXPLANATION OF COMPENSATION OFFERS

Q. As a general matter, did ATXI or CLS explain the basis for its offers of compensation to landowners?

A. Yes. As explained by Ms. Sloan, land agents provided each landowner a calculation sheet stating the total market value of the land, the acreage of the easement area, the percentage of market value at which ATXI believed the easement should be valued (as determined by ATXI's independent appraiser), and the total compensation offer. An example of the calculation sheets presented to each of the landowners is included in ATXI Exhibit 1.2. Additionally, CLS agents informed landowners of the Unsigned Properties and/or their attorneys that the initial offer was based on a third-party independent appraiser's determination of the market value of the property and provided a copy of the appraisal as discussed above.

Q. How does ATXI plan to address construction damages to the property of each landowner?

A. ATXI is responsible for the restoration of, or payment of damages for, property of landowners and tenants. Each landowner will be notified before construction begins on their property. For agricultural property, ATXI offered prepaid damages for anticipated crop loss, on

a graduated basis, spread over a five-year period. ATXI also offered prepayment for anticipated general property damages such as compaction and deep ripping, and restoration (such as fertilizer, rutting and reseeding). If a landowner prefers, ATXI will individually assess their property for damage at the end of the construction phase and pay for any damages at that time, rather than before construction begins. Finally, each landowner will be assigned an ATXI representative who will be available for them to report any damage.

VI. REASONABLENESS OF OFFERS OF COMPENSATION

Q. What is ATXI's philosophy with regard to compensating landowners?

A. ATXI intends to fairly compensate affected landowners for the impact of the transmission line associated with the easement, so that after the line is constructed, there is no impact upon the property resulting in diminution of value beyond that reflected in the compensation paid by ATXI. In other words, ATXI's offer of compensation for the easement is intended to make the landowners whole by fully compensating them for any impact on the market value of their property caused by the imposition of the easement and the presence of the transmission line.

Q. When do the affected landowners receive compensation?

A. Payment is made in the form of a check at the time each landowner provides a recordable, executed easement to ATXI, or shortly thereafter. When construction is complete, ATXI's representatives assess damages that may result from construction of the transmission line, and, if necessary, repair or compensate landowners for those damages. This includes damages to crops, soil, fences and other property or improvements for which the landowner has not already received compensation. But as discussed above, all landowners were offered, and

many have accepted, advanced payment (at the time of the easement payment) for anticipated crop loss and reparation of cropland.

Q. Will ATXI restore or compensate landowners for any damage to drainage tile?

A. Yes, ATXI will restore drainage tile, or compensate landowners for any damage to it. Furthermore, ATXI and the Illinois Department of Agriculture have agreed on the method for identifying and repairing any damaged tile. An Agricultural Impact Mitigation Agreement (AIMA) concerning a broad range of agricultural concerns, including tile repair, became effective on November 8, 2012 and applies to the entire Illinois Rivers Project. Some landowners requested changes to the language of the easement to provide more detail regarding tile restoration on their property than the requirements set forth in the AIMA. ATXI has accommodated all such requests.

Q. How was the amount of compensation determined?

A. ATXI retained licensed appraisal firms to prepare an appraisal for each property for which property rights were needed. The appraisals determined the total market value of each property, if purchased in fee, based on the current highest and best use of that property. The appraisals then determined the effect on the market value of the property caused by the imposition of the easement, including whether there was any diminishment in the value of property outside of the easement strip. The value of the easement was then determined to be the difference between the market value of the property without and with the easement. The value of the easement was typically significantly less than the fee value of the easement acreage. In an effort to negotiate in good faith, ATXI's initial offers to all landowners throughout the Project were 90% of the appraised fee value of the easement area, plus crop damages equal to three years

of crop loss for the entire easement area (to be paid on a graduated basis over five years), plus additional non-crop land damages. A sample calculation sheet is included in ATXI Exhibit 1.2. In addition, ATXI offered each landowner a 10% signing bonus. Thus, in all cases, the amount of ATXI's offer of compensation exceeded the appraised market value of the impact of the easement. In addition, the appraisals evaluated any diminution in the value of the remaining property (if pertinent) because of the imposition and location of the easement.

Q. Is it appropriate for the easement compensation to be less than full fee value?

A. Yes. It is important to understand when considering the offer amount that the rights conveyed to ATXI pursuant to the easements are for a limited purpose only (the transmission line) and do not represent the full fee simple value of the land to be encumbered by the easement.

Q. What rights remain with the landowner?

A. The landowner retains all other existing property rights, apart from the easement rights sought by ATXI. Farming, access, hunting, and all uses that do not conflict with the transmission line rights remain with the landowner.

Q. Do you consider the initial offers of compensation reasonable?

A. Yes, the initial offers are reasonable. ATXI has offered each landowner 90% of the appraised fee simple value, plus a 10% signing bonus, that when combined, equal full fee value of the easement area, in exchange for limited easement rights. The landowners therefore receive the full market value of their land while retaining all other rights incident to the land. As such, I conclude that the landowners have been offered more than adequate value in exchange for the easement rights ATXI is seeking to acquire.

Q. What reasons have the owners of the Unsigned Properties given for refusing ATXI's offers?

A. With the exception of Incobrasa Farms LTD, the primary concern these landowners have with ATXI's offers is that the level of compensation is too low. In addition, some landowners have requested changes to the easement document and pole relocation requests. These requests, and ATXI's responses, are discussed individually in ATXI Exhibit 2.3.

Q. Has ATXI sought to address the concerns these landowners have raised regarding the level of compensation?

A. Yes. If a landowner expressed concern about ATXI's offered compensation, land agents encourage the landowner to submit a formal counteroffer with supporting documentation, or otherwise explain the basis for their counteroffer. The supporting documentation or explanation is necessary to help ATXI understand the landowner's concern and engage in constructive negotiation.

Q. When ATXI receives a counteroffer from a landowner, how does ATXI evaluate that counteroffer and respond to the landowner?

A. ATXI evaluates each counteroffer based on the appraisal ATXI received from its independent third-party appraisers, and any documentation provided by the landowner supporting their counteroffer. Based on all of the information available, ATXI assesses the counteroffer and responds to the landowner. At times, ATXI has increased its offer to reflect additional valuation information and higher pre-paid damages based on crop yield documentation provided by landowners.

Q. How does ATXI evaluate landowners' claims for damages to the remainder of their parcel as a result of the easement?

A. ATXI's independent third-party appraisers consider damages to the remainder when appraising a property, and there is a line item for such damages, if any, in the appraisal. ATXI, in turn, includes the appraiser's award for damages to the remainder, even if the amount is zero, in its compensation offers. This amount is identified in a separate line on the calculation sheet that breaks down the various components of ATXI's total compensation offer. ATXI also requests documentation from the landowner supporting their damages claims. Any documentation received is then forwarded to ATXI's appraiser. The appraiser evaluates the landowner's documentation and determines whether it reflects market conditions demonstrating that damages to the remainder of the parcel exist.

Q. Could the landowners have obtained their own appraisals?

A. Yes. In fact, all landowners were openly encouraged to provide a current appraisal. Also, some landowners from whom ATXI has obtained an easement conducted their own investigation of recent sales in the area. ATXI similarly considered any evidence of recent sales obtained by landowners.

Q. If a landowner provided an appraisal or other supporting documentation, such as comparable sales information, how did ATXI assess that information?

A. ATXI forwarded landowners' appraisals or information regarding comparable sales to its appraiser for their consideration.

287 **Q. Did ATXI obtain updated appraisals for the landowners included in this filing?**

288 A. Yes. ATXI updated each of its appraisals for these line segments to ensure that its offers
289 were based on current information. When these appraisals showed an increase was
290 substantiated, ATXI increased its offers to landowners.

291 **Q. Did ATXI provide a copy of the updated appraisals to the landowners included in**
292 **this filing?**

293 A. Yes. ATXI sent these landowners copies of the updated appraisals, and corresponding
294 calculation sheets, as the updated appraisals became available.

295 **Q. Do you consider the revised compensation offers reasonable?**

296 A. Yes. As I mentioned above, I consider ATXI's initial offers to be more than fair
297 compensation for the easement rights being sought, since 100% of the appraised fee value was
298 offered initially. Accordingly, I also conclude that any higher revised offers are similarly
299 reasonable.

300 **VII. EFFORTS TO ADDRESS CONCERNS NOT RELATED TO COMPENSATION**

301 **Q. Did the owners of the Unsigned Properties raise any concerns other than**
302 **compensation?**

303 A. Yes. Some landowners expressed concern regarding the location of poles within their
304 parcels. In addition, some landowners expressed concern with language of the easement
305 document.

306 **Q. How has ATXI sought to address these other concerns?**

307 A. CLS agents discuss landowners' concerns with them on an individual basis and offer
308 solutions that may alleviate the landowner's concern, including a Confidential Settlement
309 Agreement (CSA), a pole relocation request, or other options.

310 **Q. How has ATXI sought to address landowners' concerns regarding the language of**
311 **the easement document?**

312 A. ATXI considered each request to make changes to the language of the easement
313 document on a stand-alone basis and has been willing to incorporate changes when the requested
314 changes do not compromise the easement rights ATXI is seeking. For other landowner concerns,
315 ATXI negotiated confidential settlement agreements. Ms. Sloan addresses each landowner's
316 proposal in ATXI Exhibit 2.3. Confidential workpapers reflecting the changes proposed, those
317 ATXI accepted, and any additional modifying language proposed by ATXI (if applicable) will be
318 provided to Staff contemporaneously with ATXI's initial filing.

319 **Q. How has ATXI sought to address landowners' concerns regarding the location of**
320 **poles?**

321 A. First, CLS agents review pole relocation requests to determine whether neighboring
322 parcels are affected. If neighboring parcels are affected, the land agent and the landowner work
323 to obtain the neighboring landowners' approval of the adjustment. Then, ATXI evaluates the
324 feasibility of the relocation. ATXI has been willing to make such changes when all affected,
325 adjacent landowners agree to the change, the change will not compromise ATXI's design
326 standards for reliability and integrity of the line, and the change is otherwise consistent with

applicable regulatory approvals and requirements. ATXI Exhibit 2.3 contains discussions of landowners' concerns regarding pole placement, including those ATXI could not accommodate.

VIII. NEED FOR EMINENT DOMAIN

Q. How would you characterize ATXI's efforts to contact and negotiate with landowners?

A. ATXI has made reasonable attempts to acquire the necessary land rights for the Unsigned Properties through diligent and good faith efforts. ATXI retained professional, experienced land agents to represent the Company in discussions with landowners. As explained by Ms. Sloan, these agents met, or attempted to meet, repeatedly with landowners and/or their attorneys. Additionally, ATXI responded promptly to all counteroffers made by landowners and sought to address landowners' concerns regarding issues other than compensation, as discussed above. In sum, ATXI has made reasonable attempts to acquire the necessary land rights through good-faith negotiation.

Q. Do you believe that ATXI will be able to obtain the necessary land rights for all the Unsigned Properties through continued negotiation?

A. No. ATXI has contacted these landowners over the last two and a half to three years, and has made offers of compensation that are fair and reasonable. Although ATXI will attempt to continue negotiating with the owners of the Unsigned Properties, and would still prefer to acquire the necessary land rights for those parcels through negotiation, at this point we have no reason to believe that further negotiations will be successful. Given the status of negotiations, the necessary rights to the Unsigned Properties cannot be obtained in a timely manner through negotiation. Further, as discussed by Mr. Murbarger in ATXI Exhibit 3.0, any delay in acquiring

land rights for the Unsigned Properties will adversely affect the construction schedule for the Mt. Zion to Kansas to Sugar Creek segments, and may jeopardize the in-service date for the entire Project. Therefore, ATXI must receive authority to exercise eminent domain for the Unsigned Properties.

Q. Assuming the Commission grants ATXI eminent domain authority, what are the next steps?

A. ATXI will proceed to circuit court to seek an order authorizing condemnation. This process can take up to a year. Again, given the in-service date and the time needed for construction, the anticipated timeline in the circuit court portion of the process is relevant to, and has been considered by, ATXI in evaluating the imminent need to acquire necessary land rights. I would note, however, that ATXI will continue to attempt to reach an agreement with owners of Unsigned Properties during this proceeding at the Commission and, to the extent authorized, during the circuit court condemnation process.

Q. What do you conclude about ATXI's request for eminent domain authority for the Unsigned Properties?

A. I conclude that, based on ATXI's negotiation process and the offers of compensation: (i) ATXI has made reasonable attempts to acquire the necessary land rights across the Unsigned Properties via good faith negotiations; (ii) ATXI cannot reasonably expect to acquire the necessary land rights across the Unsigned Properties through negotiation in a timely manner; and (iii) the Commission should authorize the exercise of eminent domain to acquire the necessary land rights, including as applicable permanent easements, temporary construction easements, and access rights for ingress and egress, for the Unsigned Properties.

371 **IX. CONCLUSION**

372 **Q. Does this conclude your direct testimony?**

373 **A. Yes, it does.**

APPENDIX

STATEMENT OF QUALIFICATIONS

RICK D. TRELZ

I have been employed by Ameren Services and/or its affiliate, Illinois Power Company (now known as Ameren Illinois Company d/b/a Ameren Illinois or Ameren Illinois) for 37 years. I have held my present position as Manager-Real Estate (formerly known as Managing Supervisor) since July 1, 2013. Before that, I held the position of Real Estate Supervisor for eight years. Through my years of employment with Ameren Illinois and Ameren Services, I also held the positions of Real Estate Analyst, Real Estate Specialist, Real Estate and Claims Specialist, and Land Management Specialist. I received my bachelor's degree in Business Administration from Millikin University in Decatur, Illinois in May 1987. I am a Senior Member of the International Right of Way Association (IRWA) and past President of the Illinois Chapter of the IRWA.